

**BOSTON REDEVELOPMENT AUTHORITY  
SEPTEMBER 12, 2002 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 2:00 P.M.**

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**MINUTES**

1. Approval of the Minutes of the August 22, 2002 meeting.  
**APPROVED**

**PUBLIC HEARING**

2. **2:00 P.M. Public Hearing:** Request authorization to approve a Second Amendment to Emmanuel College Institutional Master Plan that qualifies for Limited Scope of Review pursuant to Article 80D-5.3; find that the Second Amendment qualifies for an Expedited Amendment Procedure, which waives a Scoping Determination pursuant to Article 80D-5.3(e); and approve the Second Amendment to the Current Master Plan for the acquisition from Beth Israel Deaconess Medical Center Inc. of the Libby Building located at 300 Brookline Avenue for dormitory use; to issue an Adequacy Determination regarding the Amendment Master Plan and a Certification of Consistency regarding the Amended Master Plan; to petition the Zoning Commission for approval of the Amended Master Plan; to amend Map 1 Boston Proper by extending the boundaries of the original Master Plan Area on Map Amendment No. 381 by adding the designation "IMP" to the Libby Parcel; and to amend Map 1 Boston Proper by removing the Libby Parcel from the Beth Israel Hospital Institutional District and adding it to the H-2 zoning district; to execute all documents necessary for the Proposed Amended Master Plan. **APPROVED**

## DEVELOPMENT

### South End

3. Request authorization to transfer a three-story brick building located at 47 Waltham Street from WT Associates LLC to Margaret Kurz Gardner for the rehabilitation of said property into two residential units. **APPROVED**
4. Request authorization to adopt an Order of Taking of a parcel of land located at the corner of East Berkeley Street and Harrison Avenue necessary for the Dover Residences Project consisting of 133 residential rental units with 13 affordable units and floor commercial/retail space, 188 parking spaces; to petition the City of Boston Public Improvement Commission for the Discontinuance of an easement on the Private Parcel; to adopt an Order of Taking for various air rights over public sidewalks in order to construct architectural features; and to petition the Public Improvement Commission for discontinuance of certain air rights necessary for the Proposed Project. **APPROVED**
4. Request authorization to execute and deliver all documents in connection with the \$2,500,000 HUD 108 Loan and a \$2,500,000 of Economic Development Initiative funding from the City of Boston's Department of Neighborhood Development, to be lent to Crosstown Center Hotel LLC for predevelopment costs. **APPROVED**

### Downtown

6. Request authorization to enter into a Contract with Project Place for the stain removal and restoration of brick and granite sidewalks in the Downtown Crossing Area. **APPROVED**

### Midtown

7. Request authorization to issue a Final Certificate of Completion of the Millennium Place Hotel development. **APPROVED**

### Long Wharf

8. Request authorization to accept and expend a grant from the Commonwealth of Massachusetts Executive Office of Transportation and Construction for the reconstruction of the boardwalk system and existing seawall at Long Wharf, in the amount of \$1.035 million; and authorization to enter into all necessary documents for the disbursement of such funds. **APPROVED**

### Government Center

9. Request authorization for the final designation of Intercontinental Fund II One Court Street, LLC as redeveloper of the One Court Street Project with the cornices and areaways; authorization to amend the final designation of One Court Street for the undertaking of development by the Germain Group Inc. with the continued assistance and financial interests of said redeveloper and execution of the Land Disposition Agreement and Deed for redevelopment of a historic building into a 125-room hotel; and authorization to execute and deliver a Land Disposition Agreement and Deed conveying the One Court Street Project to said redeveloper upon completion of site assembly. **APPROVED**

### Prudential Center Area

10. Request authorization to enter into a Grant Agreement with Kids are People Elementary School to provide \$537,000 to create an additional 52 childcare slots serving the Huntington Avenue/Prudential Center District. **APPROVED**

### Charlestown

11. Request authorization to issue a Certificate of Completion of the 2,225 square feet of open space located at the rear of Russell Street in the Charlestown Urban Renewal Area. **APPROVED**

### South Cove

12. Request authorization for the Director to execute, deliver and record deeds or other documentation necessary to grant minor easements to certain abutters in connection with the completion of the Jaharis Building by Tufts University located between Tyler Street and Harrison Avenue in Chinatown in order to ensure emergency egress for abutters of the project. **APPROVED**

### South Boston

13. Request authorization to re-adopt Orders of Taking of certain parcels of land in the South Boston Waterfront District to effectuate the transfer and exchange of land and other property rights necessary for the construction of certain public improvements. **APPROVED**

## West End

14. Request authorization to approve the proposed Charles Street Jail Hotel Project for the rehabilitation of the former historic Charles Street Jail and the construction of a building consisting of a 350-room hotel, meeting and function space, two restaurants, retail space and exercise area located at 215 Charles Street as a Development Impact Project and a Planned Development Area Development Plan; to issue a Scoping Determination waiving further review of Article 80, Large Project Review, to issue a Certification of Compliance and Certification of Consistency upon successful completion of the Article 80 review; to petition the Zoning Commission for approval of the Planned Development Area Development Plan; and to execute all documents necessary for the proposed project. **APPROVED**

## **BOARD OF APPEAL**

15. Board of Appeal **APPROVED**

## **ADMINISTRATION AND FINANCE**

16. Contractual Payments **APPROVED**
17. Personnel **APPROVED**

Add on: Operating Budget for Fiscal Year 2003.